

September 25, 1975

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

3205

Hearing: 11/4/75 Petitions Nos. Z-3414-3415
Nunzio and Rosetta Chisari
208 Bigelow and 71 Brooks Streets,
Brighton

2½-story frame dwelling; 1½-story garage - residential (R-.5) district.

Purpose: to subdivide; erect two-family dwelling; legalize occupancy of
existing structure as three-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 10-1. Parking not allowed within required front yard nor within 5 feet of side lot line.		
Section 14-2. Lot area is insufficient.	8000 sf	5510 sf
Section 8-7. Any dwelling converted for more families which does not meet the requirements of lot area is forbidden in an R-.5 district.		
Section 14-1. Lot area is insufficient.	2 acres	9614 sf
Section 14-3. Lot width is insufficient.	200 ft.	99 ft.
Section 14-4. Street frontage is insufficient.	200 ft.	99 ft.
Section 20-1. Rear yard is insufficient.	40 ft.	38 ft.

Proposal is inappropriate. The community has expressed concern that the subdivision and construction on Bigelow Street would create an undesirable precedent, especially with the close proximity of three vacant lots. There is an existing traffic and parking problem, particularly severe in winter because of conditions on the hilly streets. Any on-street parking generated by this proposal would aggravate this situation. The basement apartment in the existing structure on Brooks Street should be eliminated; it is not conducive to proper light and air.
Recommend denial.

Z-3414-3415 (continued)

VOTED: In reference to Petitions Nos. Z-3414-3415, brought by Nunzio and Rosetta Chisari, 208 Bigelow and 71 Brooks Street, Brighton, for a forbidden use and seven variances to subdivide land, erect a two-family dwelling, and legalize existing three-family occupancy in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The community has expressed concern that the subdivision and construction on Bigelow Street would create an undesirable precedent, especially with the close proximity of three vacant lots. There is an existing traffic and parking problem, particularly severe in the winter because of conditions on the hilly streets. Any on-street parking generated by this proposal would seriously aggravate an acute situation. The basement apartment in the existing structure on Brooks Street should be eliminated; it is not conducive to proper light and air.

Z-3414-15
208 BIGELOW ST.
71 BROOKS ST.
(BRI.)



Board of Appeal Referrals 9/25/75

Hearing: 10/7/75

Petition No. Z-3417
John F. Walsh
140 Grove Street, West Roxbury
near Altair Road

2½-story frame structure - single family (S-.5) district.

Purpose: to enclose front porches; extend second-floor porch.

Violations:

Section 9-1. A change in a nonconforming use requires a Board of Appeal hearing.

Section 18-1. Front yard is insufficient.

Section 19-1. Side yard is insufficient.

The work on second-floor porche appears to be completed. Proposal would detract from the appearance of the structure and conflict with adjacent residential properties. No plan submitted. Recommend denial.

VOTED: In reference to Petition No. Z-3417, brought by John F. Walsh, 140 Grove Street, West Roxbury, for a change in a nonconforming use and two variances to enclose porches and extend porch in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposal would detract from the appearance of the structure and conflict with adjacent residential properties.

Z-3417
140 GROVE ST.
(W. R.)



Board of Appeal Referrals 9/25/75

Hearing:	10/21/75	Petition No. Z-3421 Harvard Club of Boston 374-380 Commonwealth Avenue and 391-415 Newbury Street, Boston
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Parking lot - apartment (H-5-70) district.

Purpose: to erect unroofed structure to be used as paddle tennis courts.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-6. A change in a conditional use requires Board of Appeal approval.		
Section 8-7. A private club with an active outdoor recreation area nearer a lot line than the required front yard depth and flood flood lights is forbidden in an H-5-70 district.		
Section 19-1. Side yard is insufficient.	16 ft.	11 ft.

Structure would be constructed in parking lot at the rear of the facility on Newbury Street. The two courts, approximately 4284 square feet of platform area, would be raised on concrete piers to allow for existing parking underneath. The Back Bay Architectural Commission has granted approval. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3421, brought by the Harvard Club of Boston, 374-380 Commonwealth Avenue and 391-415 Newbury Street, Boston, for a conditional use, a forbidden use, and a variance to erect two paddle tennis courts in an apartment (H-5-70) district, the Boston Redevelopment Authority recommends approval, provided that the use terminate no later than 10 P.M. each evening and that lighting be directed away from abutting residential properties.

COMMONWEALTH

WEST

CHARLESTON

ST

CHARLESTON

THE ROBERT HOTEL

WINDY

DAVE

STREET

MASSACHUSETTS

REAR

HERE ROAD

BALTIMORE

STREET

ALBANY

CHARLES
SQUARE

ST. CECILIA

CAROLINA

STREET

DALTON

AND

SEANIE

BOSTON

BAY

Z-3421

374-80 COMMONWEALTH AVE.

391-415 NEWBURY ST

(B.P.)

CHARLESTON

EAST

DALTON

STREET

NAVY

EDGEMO

ROAD

NEWBURY

STONEHOLM

1 STREET

ST

ROAD

U.S.

POST

CLEAVELAND

ST. GERMAIN

PARKING

STREET

SCOTIA

STREET

ST. CECILIA

R.C.

CHURCH

CHRISTIAN

SCIENCE

PUB.

Board of Appeal Referrals 9/25/75

Hearing: 10/7/75

Petition No. Z-3426
Paul J. Hayes
162 West Canton Street, Boston
near Warren Street

Three-story structure - apartment (H-3) district.

Purpose: to change occupancy from lodging house to one-family dwelling and telephone answering service.

Violations:

Section 8-6. A change in a conditional use requires Board of Appeal approval.

Section 8-7. A telephone answering service is forbidden in an H-3 district.

Petitioner would occupy the residence and operate the answering service, which would be located in the basement. Proposal would restore a permanent occupancy to the structure; the answering service would have no apparent effect on the neighborhood. Recommend approval.

VOTED: In reference to Petition No. Z-3426, brought by Paul J. Hayes, 162 West Canton Street in the South End Urban Renewal Area, for a forbidden use and a change in a conditional use in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Proposal would restore a permanent occupancy to the structure; the answering service would have no apparent effect on the neighborhood.

162 WEST CANTON ST.
(B'2)

Board of Appeal Referrals 9/25/75

Hearing: 9/30/75

Petition No. Z-3429
 John F. Cooke
 653 East Third Street, South Boston
 near M Street

Three-story masonry structure (fire damaged - vacant) - apartment (H-1-50) district.

Purpose: to change occupancy from one-family dwelling to three-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirements for lot area and open space is forbidden in an H-1-50 district.		
Section 14-2. Lot area is insufficient.	7000 sf	1456 sf
Section 17-1. Open space is insufficient.	400 sf	147 sf

It is proposed to extensively rehabilitate the structure. The three-family occupancy has apparently existed for some time. Violations would not have a serious impact on the neighborhood. Recommend approval.

VOTED: In reference to Petition No. Z-3429, brought by John F. Cooke, 653 East Third Street, South Boston, for a forbidden use and two variances for a change of occupancy from a one-family dwelling to a three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Violations would not have a serious impact on the neighborhood.



Board of Appeal Referrals 9/25/75

Hearing: 9/30/75

Petition No. Z-3434
William M. Bulger
828 East Third Street, South Boston
near P Street

1½-story frame structure - residential (R-.8) district.

Purpose: to erect one-story addition to one-family dwelling.

Violation:

	<u>Required</u>	<u>Proposed</u>
Section 20-1. Rear is insufficient.	40 ft.	33 ft.

Proposed rear addition would be utilized as a family room. Yard deficiency is minimal. Recommend approval.

VOTED: In reference to Petition No. Z-3434, brought by William M. Bulger, 828 East Third Street, South Boston, for a variance to erect a one-story addition to a one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Minimal yard deficiency would not significantly affect adjacent properties.

Board of Appeal Referrals 9/25/75

Hearing: 10/7/75

Petition No. Z-3444
 Massachusetts Association for the Blind
 335-339 Tremont Street
 between Church and Jefferson Streets
 South Cove Urban Renewal Area

Vacant land, 274 ft. x 48 ft. more or less - business (B-4) district.

Purpose: to erect two-story building as offices for the Association and twelve apartments for the blind.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 10-1. Accessory off-street parking must be located more than five feet from the side lot line.		
Section 18-1. Front yard not provided.	20 ft.	0
Section 19-6(b). Side yard not provided.	10 ft.	0
Section 18-3. Traffic visibility across corner obstructed.		
Section 20-1. Rear yard is insufficient.	20 ft.	13.65 ft.
Section 23-1. Off-street parking is insufficient.	6 spaces	2 spaces.

This facility for the blind is badly needed and the location is appropriate. Two parking spaces are sufficient for the two house managers. Recommend approval with design review proviso.

VOTED: In reference to Petition No. Z-3444, brought by the Massachusetts Association for the Blind, 335-339 Tremont Street in the South Cove Urban Renewal Area, for six variances to construct a two-story building as offices for the Association and twelve apartments for the blind in a business (B-4) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

Board of Appeal Referrals 9/25/75

Hearing: 10/7/75 Petition No. Z-3445
 John H. Sawyer, Jr.
 324-330 Bunker Hill and
 45-49 Mead Streets, Charlestown

11,700 square feet of land - apartment (H-1) district.

Purpose: to use premises for ancillary parking for undertaker's office
 and one apartment.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 8-7. Ancillary parking without a fee is conditional in an H-1 district.		
Section 18-1. Front yard is insufficient.	25 ft.	0
Section 19-6. Side yard is insufficient.	13 ft.	5 ft.

Parking lot, surrounded by chain link fence, is existing. Lack of adequate front and side yard setback on this corner lot creates a sight distance hazard for vehicles exiting the lot onto the heavily traveled Bunker Hill Street. The chain link fence is unsightly. Provision of a landscaped setback of ten feet on the front and side yards would help beautify the area and screen the cars on the lot. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3445, brought by John H. Sawyer, Jr., 324-330 Bunker Hill Street and 45-49 Mead Street in the Charleswotn Urban Renewal Area, for a conditional use and two variances to use the premises for ancillary parking lot without fee in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided there is a setback of ten feet from the front and side lot lines suitably landscaped to screen the cars, and provided plans are submitted to the Authority for design review.

Z-3445
324-330 BUNKER HILL ST.
45-49 MEAD ST.
(CHSN.)



Board of Appeal Referrals 9/25/75

*Tabled
10/2*

Hearing: 10/7/75

Petition No. Z-3446
John J. Casey
416 West Broadway, South Boston
at F Street

Three-story masonry structure - general business (B-2) district.

Purpose: to change occupancy from furniture store and offices to theatre and offices.

Violation:

	<u>Required</u>	<u>Proposed</u>
Section 23-2. Off-street parking is not provided.	63 spaces	0

Proposed conversion to theatre use is sought by the community and is appropriate for the area provided that parking is made available during evening hours by the public parking lot nearby. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3446, brought by John J. Casey, 416 West Broadway, South Boston, for a variance for a change of occupancy from furniture store and offices to theatre (500-seat capacity) and offices in a general business (B-2) district, the Boston Redevelopment Authority recommends approval provided that the required parking spaces are made available during the evening hours by the operator of the public parking lot nearby and that plans are submitted to the Authority for design review.



Board of Appeal Referrals 9/25/75

Hearing: 10/7/75

Petition No. Z-3447
 Knights of Columbus Council 121
 323 Washington Street, Brighton
 at Waldo Terrace

Fire-damaged 2½-story frame meeting house - business (B-1) district.

Purpose: to demolish existing building and replace it with 1½-story masonry hall, using portion of existing basement.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 23-2. Off-street parking is insufficient.	50 spaces	10 spaces

The building is located on Washington Street east of Market Street, an area with considerable traffic and parking problems. Approval of this application should be contingent on off-street parking being provided in the vicinity. Since it is anticipated that meetings will normally be held in the evening, arrangements should be made for evening use of nearby parking facilities. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3447, brought by the Knights of Columbus Council 121, 323 Washington Street, Brighton, to replace a fire-damaged frame meeting hall with a masonry meeting hall in a B-1 district, the Boston Redevelopment Authority recommends approval provided that the petitioner arranges to provide the required off-street parking spaces within 800 feet of the building, for times when the meeting hall is in use.



2-3447
321-323 WASHINGTON ST.
(BRI.)

